

May 28, 2014

Mark Parry
Idea Studios
419 Benton Street
Santa Rosa, California 95401

Subject: Historic Building Survey, 418 Carrillo Street, Santa Rosa, California

Dear Mr. Parry,

On behalf of Idea Studios I conducted an archaeological survey of the residence and parcel at 418 Carrillo Street, Santa Rosa, Sonoma County, California (APN 180-760-058). This survey was requested by the current owner, PCL Properties 1, LP, to assess current conditions prior to a proposed rehabilitation. The purpose of this survey was to identify the extent of remaining historical fabric that would affect the level of preservation required for the project by the Santa Rosa Cultural Heritage Board.

The Project

The project proposes an interior and exterior rehabilitation, with the restoration of the original historic siding and trim now covered by aluminum siding. New doors, windows and trim, and porch columns will be installed to better conform to the sensibilities of the neighborhood historic district.

Summary of Findings

The profoundly modified house has lost most of its historical elements and no documentation of the original architectural style is available to guide restoration efforts. Furthermore, the property has been “determined to be ineligible local designation through local review”¹ by the City of Santa Rosa, and is a non-contributor to the Ridgway Historic District.²

Study area

414 Carrillo Street is northwest of the center of the City of Santa Rosa approximately 160 feet above sea level on flat terrain within the Ridgway Historic District. The parcel contains a multifamily residence facing Carrillo Street with a front lawn and a garden of flowers, shrubs, and trees on the east side of the building. A small back yard is planted in lawn and mature trees. A brick-accented driveway on the west property line extends from Carrillo Street to an alley at the rear (south) boundary. A small vesicular basalt-faced outbuilding stands at the south parcel boundary adjacent to the driveway exit on an alley.

Methods

This study consisted of background research and a physical survey. Background research was conducted at the following facilities:

¹ Johnson and Burns 2006

² City of Santa Rosa 2006:43



- City of Santa Rosa Community Development Department: Permitting history
- Sonoma County Recorder's Office: Title history and map
- Sonoma County Assessor's Office: Partial implied construction history
- The Sonoma County Public Library History Annex: Photographs, Block Maps, and City directories

A field survey was conducted on May 16, 2014. I inspected and photographed the exterior and interior of the house and grounds with attention to modifications made over the years to all portions of the four-unit multifamily residence.

Research results

As in all historic research, the survival of documents is limited by serendipity. In the present instance the difficulty is compounded by unpermitted construction from 1960 on. No permitting records prior to 1957 were on file with the City, and the earliest Assessor's records date to 1964. No photographs have been found to date prior to the Ridgway Historic District recording in 2006.³

History

The parcel

The 418 Carrillo Street parcel is on Lot 30 in Block 3 of the 56-lot *Davis Addition* to the City of Santa Rosa. Josias Davis had been a farmer in Ohio who immigrated to California in 1870 to improve his health. Very soon after his arrival in Santa Rosa, Davis purchased a 16-acre piece from RD and FR Morgan in 1870 and 1871⁴ for the creation of a subdivision north of the original Town of Santa Rosa⁵. Davis reserved a large lot for his own home north of the Addition facing Healdsburg (now Mendocino) Avenue. He laid out blocks and lots c.1871,⁶ and the subdivision is depicted in the 1877 Thompson map, but Davis did not record the addition with the county until 1880⁷.

The parcel was originally sold by Josias' son, Walter S Davis, to Auta Pearl Nichols in 1905. The deed does not indicate whether the parcel had been improved at that time but the Nichols occupied 414 Carrillo in 1908 when it was first mapped by the Sanborn Fire Insurance Map Company. After the Nichols sold the property in 1909, it passed through a number of owners and renters, culminating in the sale to Robert L and Vesta D Burroway in 1958. Their heir was the last title holder before transferring it to the current owners and the project's proponent, PLC Properties 1, LP.

The house

The 1908 Sanborn map depicts the house as one-story, wood shingle roof with an above ground basement, a wooden shingle-roofed porch on the northeast corner and a stable at the rear of the lot abutting an alley. The 1908-1950 Sanborn shows a two-story, two-flat dwelling with a composition roof. Both the roofs on the two story front porch and the one-story back porch were also composition. A

³ Johnson and Burns 2006

⁴ Clark and Hoods 2006

⁵ Smyth 1896

⁶ Cassiday 1889:608-9

⁷ Davis Addition recorded May 13, 1880 depicts 56 lots in six blocks. Map Liber 1, Page 22.

“patent chimney” replaced the original brick at the southwest corner of the roof. The rear porch remained one-story. A garage had been added on the west-center part of the parcel, and the stable was gone. The basement was converted into a separate flat sometime between 1930 and 1947, as suggested by the first found listing of two addresses on the parcel, 414 and 418 Carrillo, in a local city directory⁸.

The wood-frame, dirt floor garage was removed in 1969. The rear of the house was removed and bumped out twelve feet in 1959. Aluminum siding was installed over wood drop siding in 1964; the aluminum sash windows may also date to this time. Changes from the original house configuration include a brick entry staircase, division of the lower flat into three apartments, and the addition of a balcony on the west façade. The shingle-clad, wood-framed roof was replaced first with composition roofing, then removed altogether and fitted with its current flat hot tar roof. A carport with upper deck accessed by a wrought iron spiral stairs stands at the rear over the driveway, and wrought iron railings now define the balcony and front porch.

Survey Results

The residence has been so profoundly altered that it no longer resembles its historical form. The single remaining historical element of the house is its redwood drop siding. The limited historical visual documentation (i.e., Sanborn maps), and the substitution of a flat roof precludes conjecture about the original roof shape, but many of the other contemporary houses on the block have hip roofs, some with dormers.

Although other contemporary houses in the neighborhood have been altered to varying degrees, few have been so modified that they have lost any historic integrity. The alterations have completely transformed the look and feel of the property, disassociating it significantly from its neighbors in the Ridgway Historic District. This property is a non-contributor to the historic district and the City of Santa Rosa has determined that the property “is ineligible for designation through local review”¹

Recommendations

418 Carrillo Street is a non-contributing element of the Ridgway Historic District, and as such may be subject to more lenient design review. Major alterations, e.g., the conversion of the basement into separate living quarters c. 1947 and its further division into three apartments c. 1958, are more than 50 years old and are themselves now historical. However, the rehabilitation goal for this project, following the Cultural Heritage Board’s *Processing Review Procedures for Owners of Historic Properties* Part Two Section H3, would be to make changes that would render the building more compatible with the early twentieth century neighborhood.⁹ Sensitive rehabilitation will improve the house and the neighborhood.

⁸ Polk’s directory 1947

⁹ City of Santa Rosa Cultural Heritage Board 2001

Thank you for the opportunity to assist you on this project. If I can be of further assistance, or if you have any questions concerning this report, please contact me at (707) 758-3922.

Sincerely,



References Consulted

Cassiday, Samuel

1889 An illustrated history of Sonoma County, California.

Containing a history of the county of Sonoma from the earliest period of its occupancy to the present time together with glimpses of its prospective future; with profuse illustrations of its beautiful scenery, full-page portraits of some of its most eminent men, and biographical mention of many of its pioneers and also of prominent citizens of to-day. Internet Archive: <https://archive.org/stream/illustratedhisto02lewi#page/608/mode/1up>. Accessed May 18, 2014.

Clark, Susan M and Holly Hoods

2004 An Evaluation for Significance, W.S. Davis Residence, 759 Mendocino Avenue, Santa Rosa, Sonoma County. California 95401, T7N, R8W, Assessor Parcel 180-760-048. Clark Historic Resource Consultants, Inc., Santa Rosa, California.

Johnson, Corbin and Emily Burns

2006 *Department of Parks and Recreation Primary Record, 418 Carrillo St.* On file at the City of Santa Rosa Community Development, California.

United States Geological Survey

1994 *Santa Rosa, CA* 7.5-minute topographic quadrangle.

City of Santa Rosa

---- Building Permits for 418 Carrillo Street on microfiche files, 1968-2003.

1969 Memo on building permit form dated November 18, 1969.

2006 *Processing Review Procedures for Owners of Historic Properties.* Cultural Heritage Board of the City of Santa Rosa. <http://ci.santa-rosa.ca.us/doclib/documents/historicreview.pdf>. Accessed May 20, 2014.

n.d. Historic Preservation District Properties. http://ci.santa-rosa.ca.us/doclib/Documents/CDP_Contrib_Non-Contrib.pdf. Accessed May 29, 2014.

Sanborn Fire Insurance Maps

- 1904 *Santa Rosa, California*. Sanborn Map Company, New York.
- 1908 *Santa Rosa, California*. Sanborn Map Company, New York.
- 1908-1950 *Santa Rosa, California*. Sanborn Map Company, New York. Revised 1937-51.

Sonoma County Assessor's Office

- c. 1964-1984 Tax assessment records

Sonoma County Library

City Directories

- 1903-4 Kingsbury Directory of Santa Rosa City and Sonoma County
- 1908 Polk Husted Santa Rosa, Petaluma & Sonoma County Directory
- 1911 Polk Husted Santa Rosa City & Sonoma County Directory
- 1913 Press Democrat's Directory
- 1924 Santa Rosa Press Democrat Directory
- 1929-30 Polk's Directory Sonoma County
- 1935 Central Sonoma County ABC Directory
- 1941 Bell Telephone Directory, Sonoma County
- 1944 Bell Telephone Directory, Sonoma County

Polk's Directory. Polk's Santa Rosa (Sonoma County, Calif.) City Directory.

Los Angeles, California, R.L. Polk & Co.

- 1947 1954
- 1949 1955
- 1953 1958

Sonoma County Recorder's Office

- 1880 *Davis Addition* Recorded May 13, 1880. Maps Book Liber 1, Page 22
- 1907-1958 Various Title transfers.

Appendices

Location Map

Sanborn Fire Insurance Maps

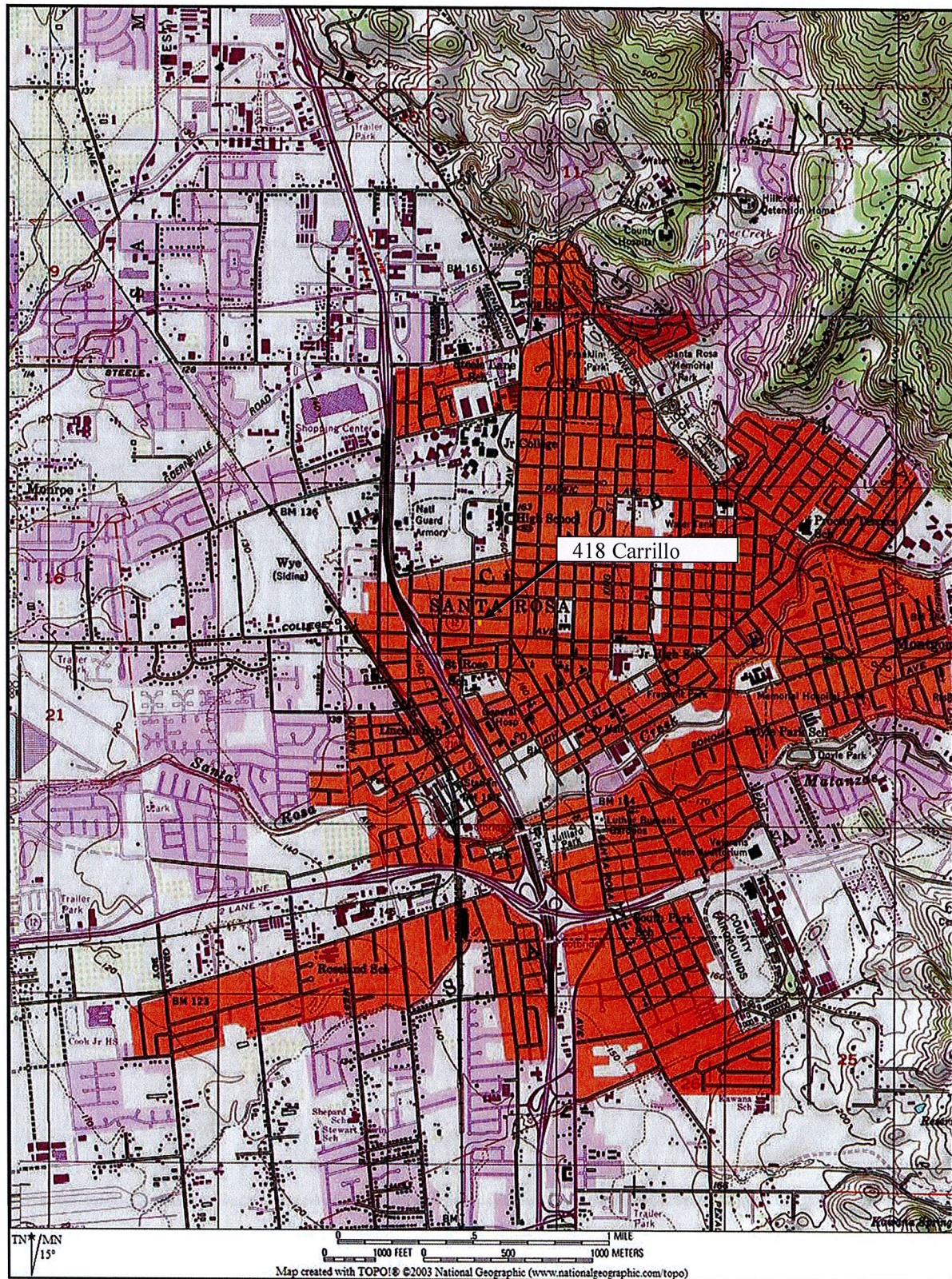
1908 Sheet 9

1908-1950 Sheet 9, with revisions in 1937, 1945, 1954, 1957

Historic Preservation District Properties Map Detail

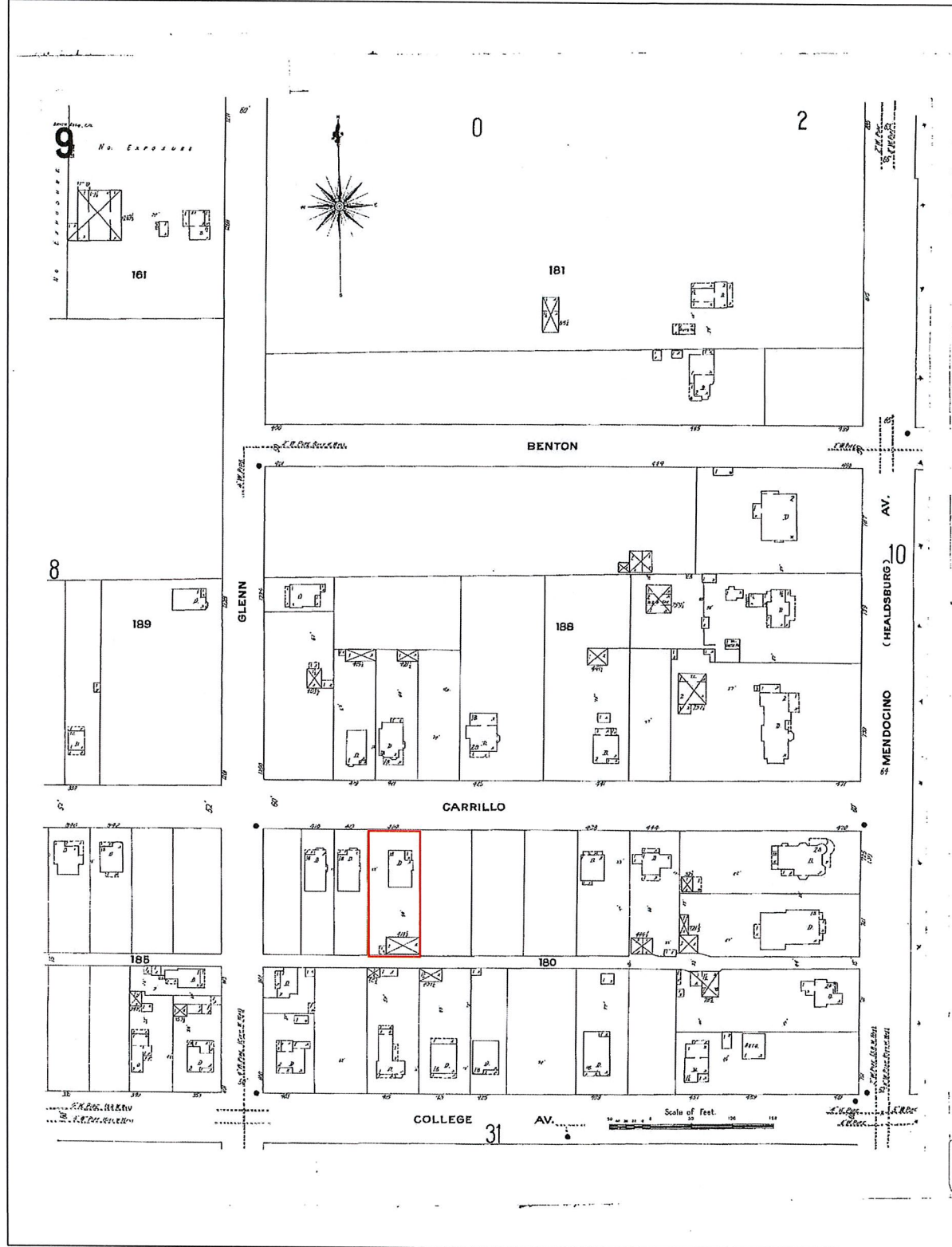
Photographs

Location Map



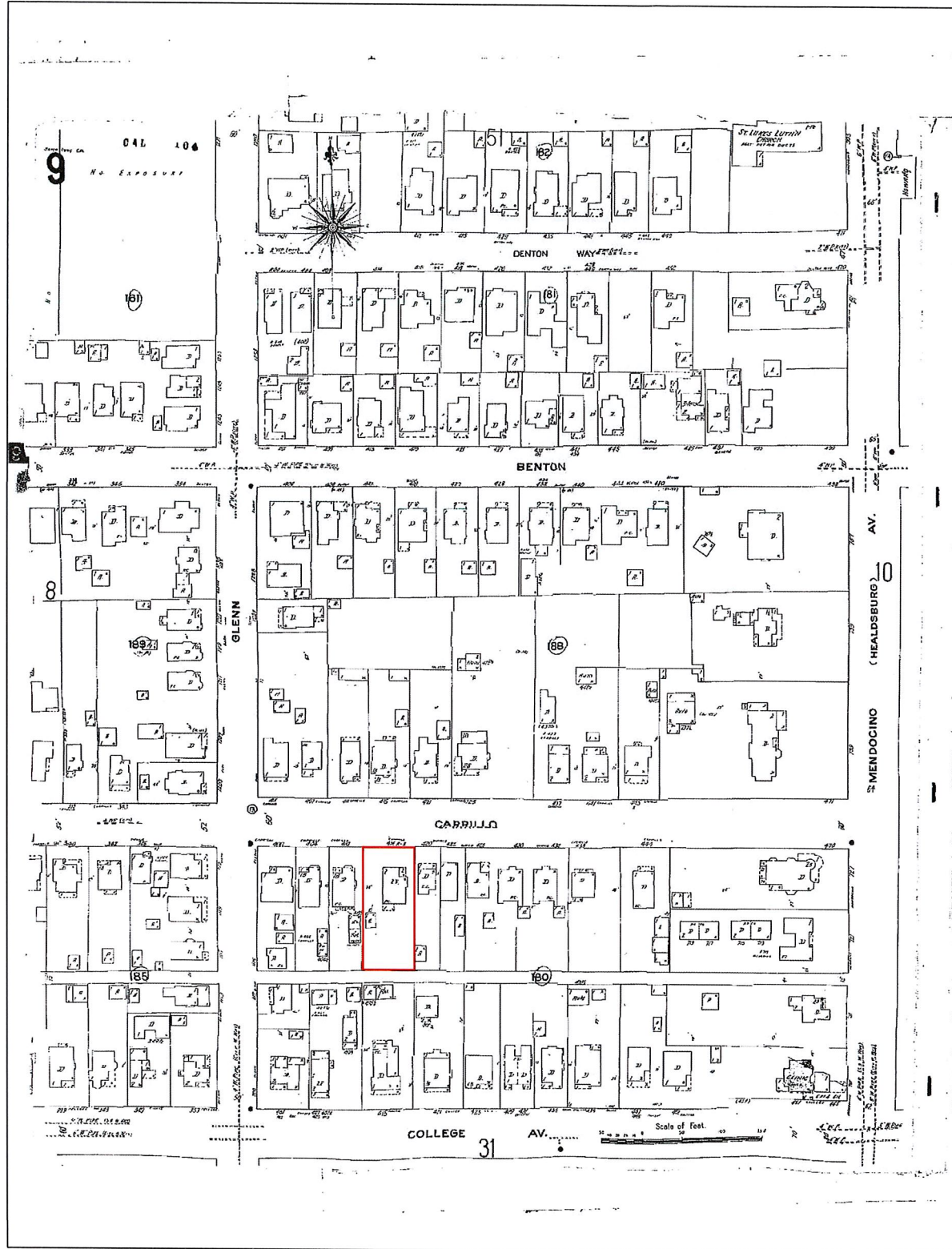
Source map: USGS 7.5' quadrangle Santa Rosa, CA 1994

1908 Sanborn Fire Insurance Map



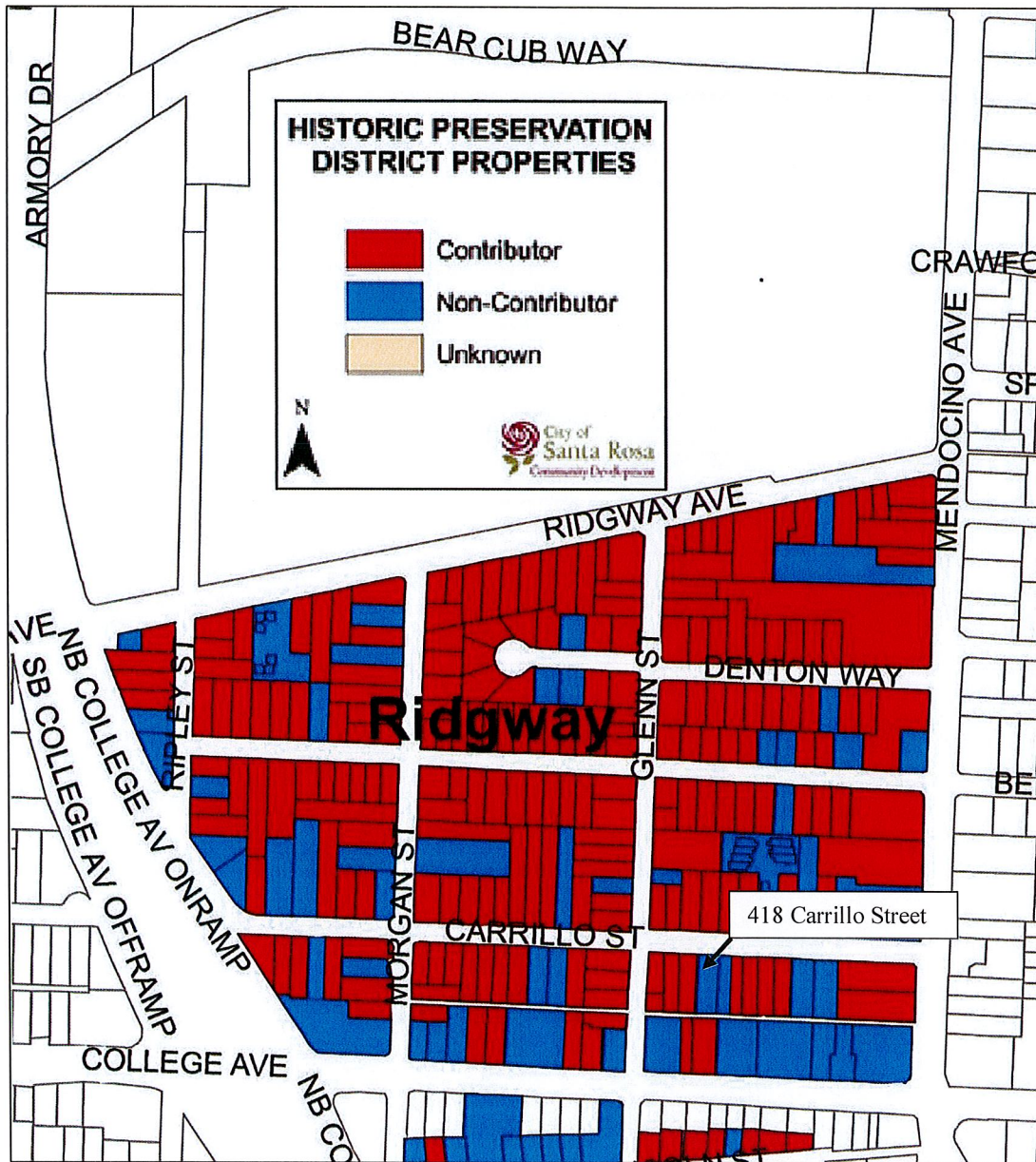
414 Carrillo Street

1908-c1950 Sanborn Fire Insurance Map

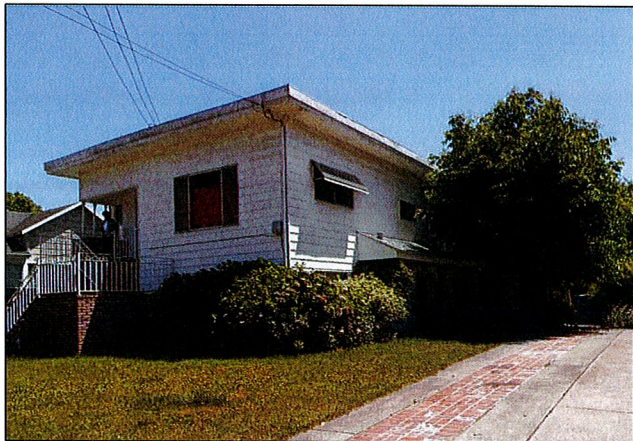


414 a and b Carrillo Street

Historic Preservation District Properties Map Detail



418 Carrillo Street and Neighbors



418 Carrillo Street, view to southeast



410 Carrillo Street, view to southwest



404 Carrillo Street, view to southwest



415 Carrillo Street, view to northwest

California Department of Parks and Recreation 523 Forms

PRIMARY RECORD

Page 1 of 3

Resource Name: 418 Carillo Street

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Santa Rosa, CA Date: 1994 Unsectioned lands of the *Rancho Cabeza de Santa Rosa*; M.D.B.M.

c. Address: 418 Carillo Street City: Santa Rosa Zip: 95401

d. UTM: Zone: 10; 524455mE/ 4255383mN (WGS84 datum)

e. Other Locational Data: APN 180-760-058 in the Josias Davis Addition filed May 13, 1880

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The resource was built c. 1908 (1908 Sanborn Fire Insurance Map) as a single family vernacular wood frame residence with a basement. A stable sat at the rear parcel border. The original roof cladding was wood shingle on both the house and the front and rear open porches. Lot line adjustments were made in 1936, subtracting three feet each on the west and east parcel boundaries. Circa 1947 the above ground basement was converted into a separate flat. Aluminum siding was installed over the original redwood drop siding in 1964. Other changes from the original design include a flat roof, brick entry staircase, division of the lower flat into three apartments. Considerable interior remodeling was also effected in the upstairs flat. A carport with upper deck accessed by a wrought iron spiral stairs at the rear, and wrought iron railings now define the balcony and front porch. The alterations have completely transformed the look and feel of the property, disassociating it significantly from its neighbors in the Ridgway Historic District.

P3b. Resource Attributes: HP3 (Multiple family property)

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a.



P5b. Description of Photo: North and west façade, view to southeast
Taken May 17, 2014

P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

P7. Owner and Address:

PCL Properties 1, LP
3333 Mendocino Avenue, Ste 110
Santa Rosa, CA 95403

P8. Recorded by:

J Longfellow
614 Forest Drive
Sebastopol, CA 95472

P9. Date Recorded:

May 17, 2014

P10. Survey Type: Intensive

P11. Report Citation:

Longfellow, J 2014 *Historic Building Survey for 418 Carrillo Street*, Santa Rosa, Sonoma County, California. J Longfellow Consulting, Sebastopol, California.

Attachments: ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 6L: Determined to be ineligible for local designation through local review

Resource Name: 418 Carrillo Street

B1. Historic Name: 414 Carrillo Street

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Multi-family residence

B5. Architectural Style: Current: mid-twentieth century minimalist box

B6. Construction History: Original construction c. 1908. Basement conversion to a flat c. 1947. Downstairs flat divided into three apartments c. 1957. Aluminum siding added 1964; Garage removed 1969; rear deck and front porch added c. 1980s

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location: n/a

B8. Related Features: Shed at rear (south) parcel boundary added sometime after 1957.

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: None Theme: Early suburban development Area: Santa Rosa

Period of Significance: 1908-1947

Property Type: Multifamily residence

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence has been so profoundly altered that it no longer resembles its historical form. The single remaining historical element is its redwood drop siding, which is now completely hidden under aluminum siding. The resource was originally a one-story single family residence; the basement was converted to a separate flat c. 1947. The 1936 lot line adjustments on the east and west have narrowed the parcel by three feet on each side. The form of the original wood shingle roof is unknown but was very likely not the hot tar style of its current iteration. Remodeling beginning in the 1950s divided the lower flat into three apartments, removed the garage, and added a brick stairway with wrought iron rails to the upstairs flat entry. Although other contemporary houses in the neighborhood have been altered to varying degrees, few others have been so modified that they have lost all integrity of historic feeling. It is a non-contributor to the Ridgway Historic District and the City of Santa Rosa has determined that the property "is ineligible for designation through local review"¹

This property does not achieve the CEQA definition of a historic resource. Following the criteria for eligibility to the California Register of Historic Places, under Criterion 1, although 418 Carrillo was part of the 1880 Davis Addition to the City of Santa Rosa, the addition was only one of more than 30 recorded in the city by 1896.² Under Criterion 2, research failed to uncover any association with a significant person in local or any other history; under Criterion 3, the original building was a typical vernacular residence of its time and did not represent the work of a master architect; under Criterion 4, the property is unlikely to yield any information important in history. Except that it remains in its original location in a historic neighborhood setting, the resource retains little historical integrity of design, materials, workmanship, feeling, and association that characterize most other dwellings in the historic district. In sum, 418 Carrillo Street satisfies no evaluation criteria and lacks any historical integrity for its period of significance.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References: ¹Johnson, Corbin and Emily Byrnes 2006 DPR *Primary Record 418 Carrillo*. On file at the City of Santa Rosa Dept.

Community Development

² Smyth, Newton V. V., 1896 *Map of the City of Santa Rosa and Vicinity, Sonoma Co.* No publisher.

B13. Remarks: None

B14. Evaluator: J Longfellow, MA, RPA, RPH

Date of Evaluation: May 19, 2014

(This space reserved for official comments.)

